

### 32 Bifield Gardens, Bristol, BS14 8TF

**£260,000**

This three-bedroom terraced house is for sale in a popular residential area of Bristol and offers clear potential for modernisation. The property features three good-sized double bedrooms, one bathroom, a kitchen with dining space and a separate reception room. There is a garage in a nearby block and potential for a driveway, subject to planning permission. The home is offered with no onward chain.

Locally, the property is well placed for everyday amenities, with access to nearby shops, doctors and a dentist. Families and first-time buyers will appreciate the proximity of local schools, as well as woodland and a nearby nature reserve providing walking routes and green space.

Bristol city centre is accessible by road, with bus services operating from the surrounding area towards central Bristol, Temple Meads and other key destinations. From Bristol Temple Meads, rail links connect to Bath in around 15 minutes and London Paddington in approximately 1 hour 40 minutes, subject to timetable. The Ring Road and major routes towards Bath and the wider South West are within driving reach, supporting commuting by car.

## Entrance Hall

### Sitting Room

19'0" x 12'6" (5.80 x 3.83)



## First Floor Landing

### Bedroom One

15'6" x 9'9" (4.74 x 2.98)



## Kitchen / Diner

12'5" x 12'2" (3.80 x 3.71)

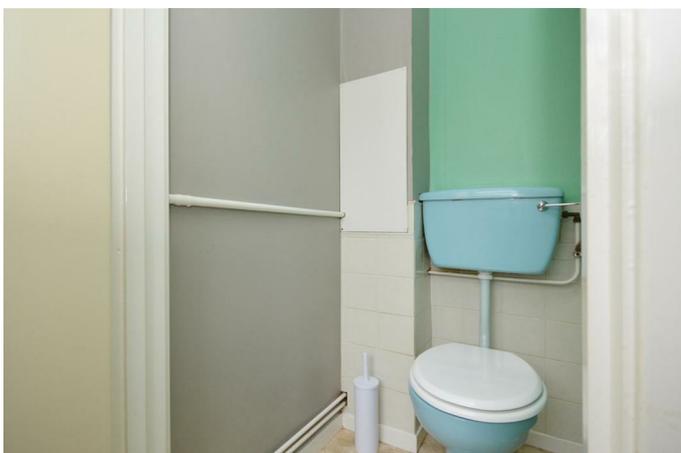


## Bedroom Two

13'3" x 9'7" (4.04 x 2.94)



## Ground Floor WC



## Bedroom Three

9'10" x 7'1" (3.02 x 2.18)



## Bathroom

10'2" x 5'10" (3.10 x 1.78)



## Outside



## Agent Note

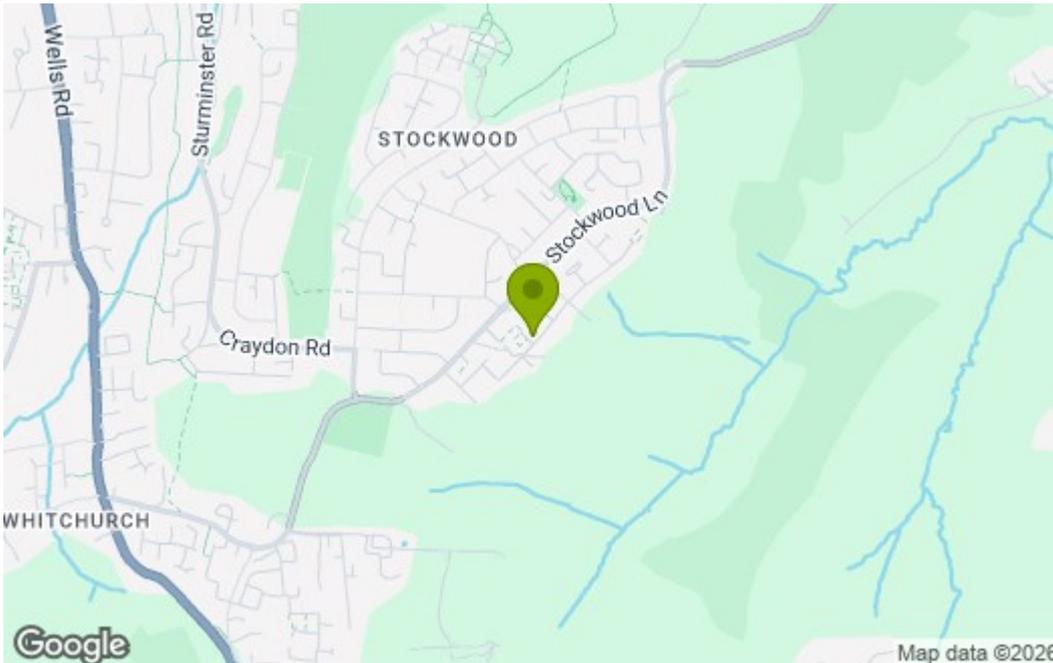
Please note the construction of this property is cross wall & timber framed. Your mortgage lender will need to be informed of this. If you have any queries regarding this please do ask one of our agents.

## Floor Plan

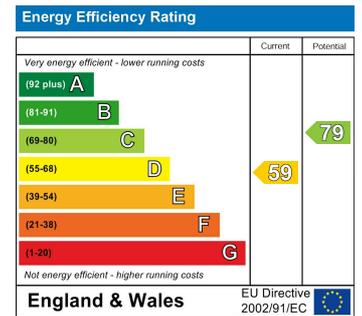


**32 Bifield Gardens, Bristol**

## Area Map



## Energy Efficiency Graph



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